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See
Book 5459
Page 305DEED

KNOW ALL MEN BY THESE PRESENTS that KEDDY MANUFACTURING CO., a Delaware corporation having a place of business in Windham, Cumberland County, in the State of Maine, for consideration of One Dollar (\$1.00) and other valuable considerations paid by GRINNELL CORPORATION, a Delaware corporation duly qualified to do business in the State of Maine, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said GRINNELL CORPORATION, its successors, and assigns forever a certain lot or parcel of land with the buildings thereon, situated in the Town of Windham, County of Cumberland, and State of Maine bounded and described as follows:

Beginning at a point (marked by a monument set) on the easterly side line of Main Street (Route # 202), which point is located One Hundred Seventy-Five (175) feet southerly along said easterly side line of Main Street from the southwesterly corner of land now or formerly of Robert P. Miele, et al; thence South Seventy-Seven (77°) degrees Thirty-Three (33') minutes East Three Hundred Fifty-Five and Eighty-Three Hundredths (355.83) feet on a course which intersects the face of the westerly foundation of the main factory building situated on the land herein conveyed at a right angle thereto at a point (marked by a drill hole set); thence southerly along the said face of the westerly foundation Fifty-Eight and Seventy-Four Hundredths (58.74) feet to a corner of said foundation; thence easterly by the face of the southerly foundation of said building a distance of Three Hundred (300) feet to a point (marked by an iron set); thence South One (1°) degree Fifty-Five and One-Half (55½') minutes West Three



Hundred (300) feet to a point (marked by a monument set) which is located One Hundred Fifty (150) feet westerly of land now or formerly of the Maine Central Railroad, said distance being measured at a right angle to the westerly boundary of said Railroad land; thence South Seventy-Nine (79°) degrees Forty-Nine and One-Half (49½) minutes East One Hundred Fifty (150) feet to a point on said westerly Railroad boundary (marked by an iron set); thence North Ten (10°) degrees Ten and One-Half (10½) minutes East by said Railroad land a distance of Four Hundred Seventy-One and Thirty-Six Hundredths (471.36) feet to a point; thence northerly along said Railroad boundary along an arc having a radius of One Thousand Eight Hundred Eighty-One and Eighty-Six Hundredths (1881.86) feet One Hundred and Ninety-Seven Hundredths (100.97) feet to a point (marked by an iron set) on the southeasterly corner of land now or formerly of the Hart heirs; thence South Seventy-Five (75°) degrees Forty-Nine (49') minutes West by said land of the Hart heirs One Hundred Forty-Seven and Sixty-Five Hundredths (147.65) feet to the southerly corner of said land of the Hart heirs (marked by an iron set); thence North Forty-One (41°) degrees Twenty-Seven (27') minutes West Seventy-Two (72) feet to a southwesterly corner of the land of the Hart heirs (marked by an iron set); thence North Fifteen (15°) degrees Thirty-Two (32') minutes West One Hundred Forty-One (141) feet to the northwesterly corner of the land of the Hart heirs on the southerly side of Depot Street (marked by a monument set); thence South Seventy-Three (73°) degrees Twenty-Nine (29') minutes West Thirty-Five and Eighty-Three Hundredths (35.83) feet along the southerly side of Depot Street to a point (marked by an iron set); thence North Eighty-Nine (89°) degrees Seven (07') minutes West Two Hundred Eighty-One and Eighty-One Hundredths (281.81) feet to the northeasterly corner of land now or formerly owned by Dorothy Chaplin (marked by a monument set); thence South Fifteen (15°) degrees Forty-Six and One-Half (46½) minutes West

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Fifty-Nine and Ninety-Seven Hundredths (59.97) feet to the southeasterly corner of said Chaplin land (marked by a monument set); thence North Eighty-Three (83°) degrees Two (02') minutes West Fifty-Five and Sixty-Five Hundredths (55.65) feet to the southwesterly corner of said Chaplin land (marked by an iron set); thence North Fifteen (15°) degrees Forty-Six and One-Half (46½') minutes East Fifty-Seven and Seventy-Five Hundredths (57.75) feet to the northwesterly corner of the Chaplin land on the southerly side line of Depot Street (marked by a monument set); thence North Eighty (80°) degrees Fifty-Five (55') minutes West Eighty-Nine and Fifty Hundredths (89.50) feet to the northeasterly corner of land now or formerly of Robert P. Miele (marked by an iron set); thence South Fifteen (15°) degrees Forty-Six and One-Half (46½') minutes West Fifty-Seven and Seventy-Five Hundredths (57.75) feet to the southeasterly corner of said Miele land (marked by an iron set); thence North Eighty (80°) degrees Fifty-Five (55') minutes West Ninety-Nine and Fifty Hundredths (99.50) feet to the southwesterly corner of the land of Robert P. Miele on the easterly side line of Main Street; thence South Thirteen (13°) degrees Fifteen and One-Half (15½') minutes West One Hundred Seventy-Five (175) feet to the point of beginning; together with all the Grantor's right, title, and interest in and to the land extending to the Central Line of all streets or roads adjoining said premises.

The above described premises are those shown in Exhibit A attached hereto and forming part of this deed, Exhibit A being entitled "PLAN OF LAND IN SOUTH WINDHAM, MAINE" by Owen Haskell, Inc., of South Portland, Maine, dated July 14, 1969.

Also conveyed herewith is right to have the office balcony which is now next to the face of the southerly wall of the main factory building project over the land formerly owned by Atlantic Mills, Inc. and now or formerly owned by Lawrence J. Keddy.

Also conveyed herewith and appurtenant to the above described premises is a right-of-way for vehicles and pedestrians Thirty (30) feet in width over the land formerly owned by Atlantic Mills, Inc. and now or formerly owned by Lawrence J. Keddy extending easterly from the easterly side of Main Street (Route # 202) at the point of beginning of the above described premises to a doorway located in the westerly foundation of the main factory building.

This conveyance is made subject to Maine Central Railroad side track agreements.

This conveyance is also made subject to a right-of-way conveyed by Cumberland Securities Corporation to Central Maine Power Company by deed dated October 6, 1944, recorded in the Cumberland County Registry of Deeds, Book 1759, Page 348 and also subject to electrical distribution line rights-of-way as they may pertain to the above described premises reserved in the Deed of Cumberland Securities Corporation to Windham Fibres, Inc. dated July 25, 1945 recorded in said Registry of Deeds Book 1787, Page 353.

The above described premises are the premises conveyed by Atlantic Mills, Inc. to Keddy Manufacturing Co. by Deed dated June 6, 1961, recorded in said Registry of Deeds Book 2611, Page 192.

This conveyance is made subject to real estate taxes for 1969 which the Grantee herein assumes and agrees to pay.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said GRINNELL CORPORATION, its successors and assigns, to its and their use and behoof forever.

This deed is a grant from a wholly owned subsidiary to its parent corporation without other than nominal consideration.

IN WITNESS WHEREOF, said KEDDY MANUFACTURING CO. has caused this instrument to be executed and its corporate seal to be hereunto affixed by its President, thereunto duly authorized, this 17th day of October, 1969.

KEDDY MANUFACTURING CO.

Clarence H. Rison
-4- by Clarence H. Rison
President

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE, SC.

October 17, 1969

Then personally appeared the above-named Clarence H. Rison and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

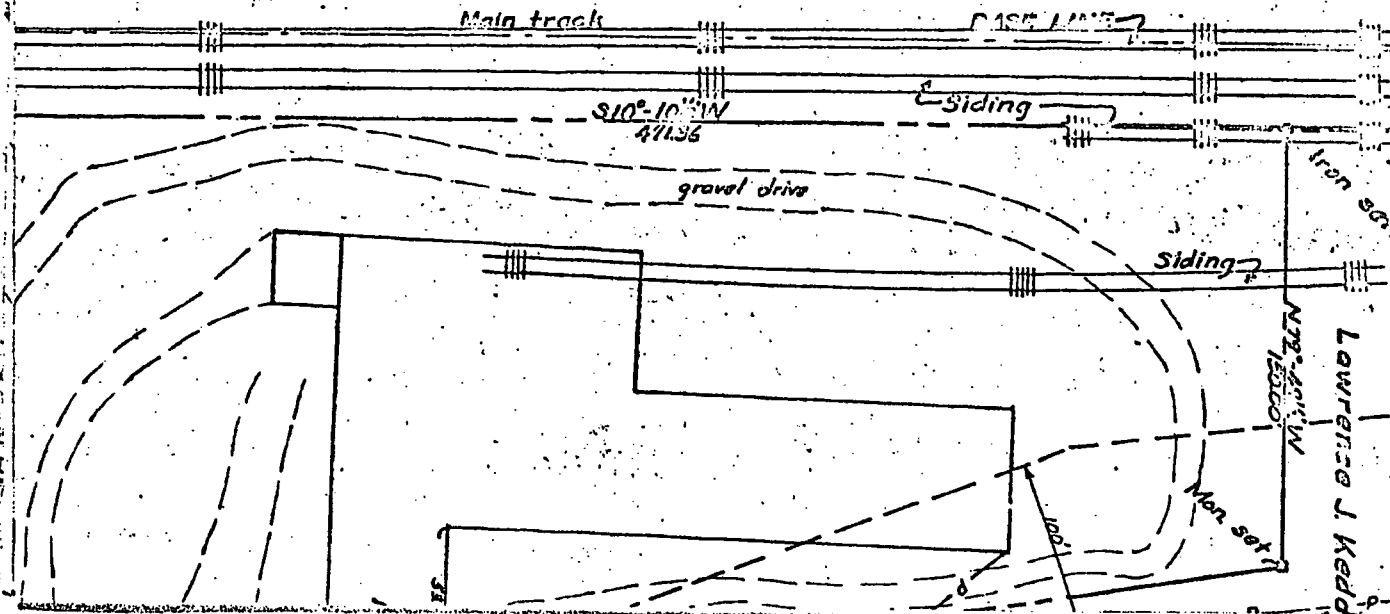
BEFORE ME,

Elizabeth A. Nida
Notary Public

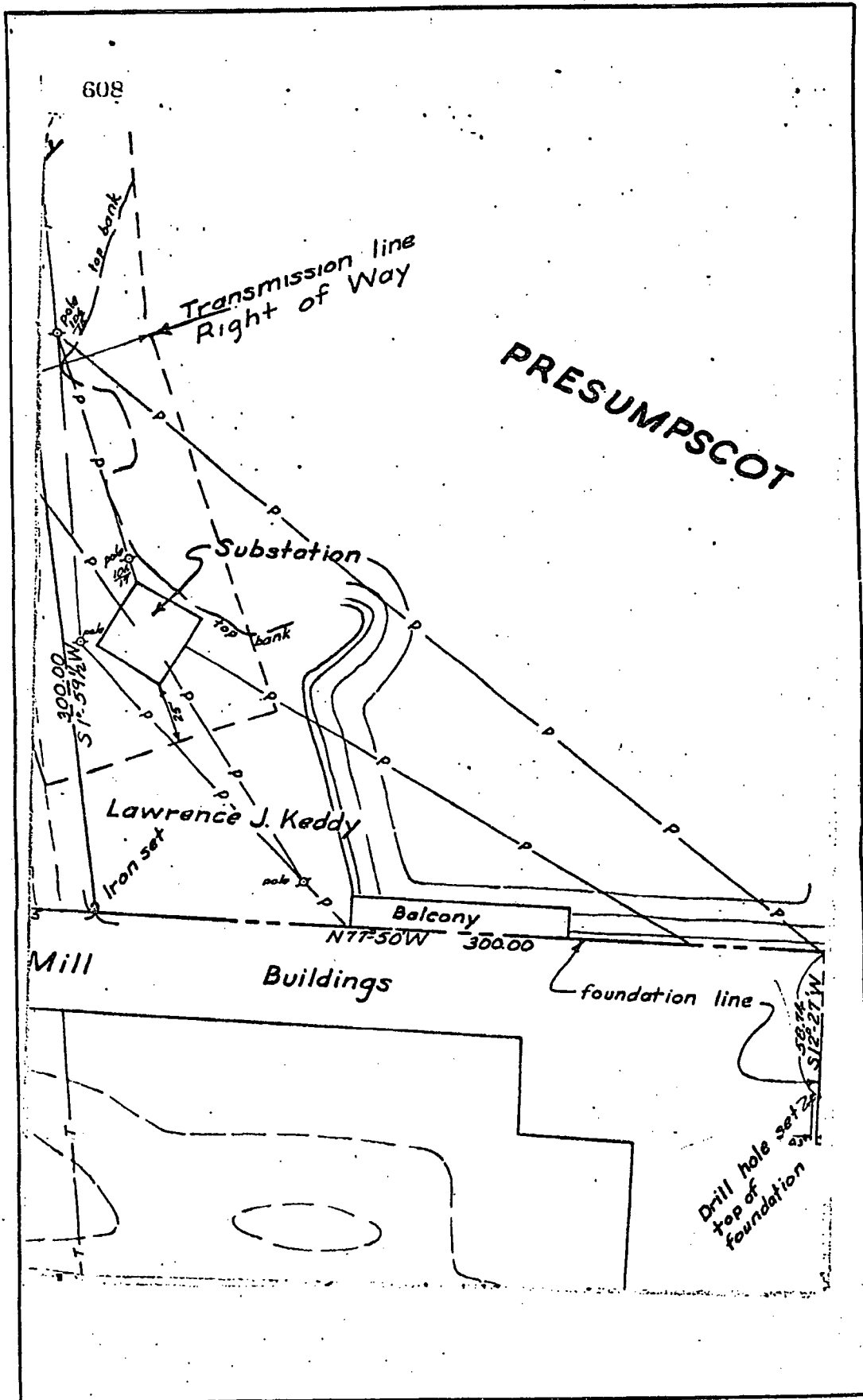
My commission expires June 30, 1971



MAINE CENTRAL RAILROAD



608



609

RIVER

Magnetic

1969

Hydro
Powerplant

Lawrence J. Keddy

30' Right of way

for Keddy Manufacturing

N 77° 33' W
35583

loading
platform

gravel drive

chimney